HOUSING NOW
Kelowna CMA

CANADA MORTGAGE AND HOUSING CORPORATION

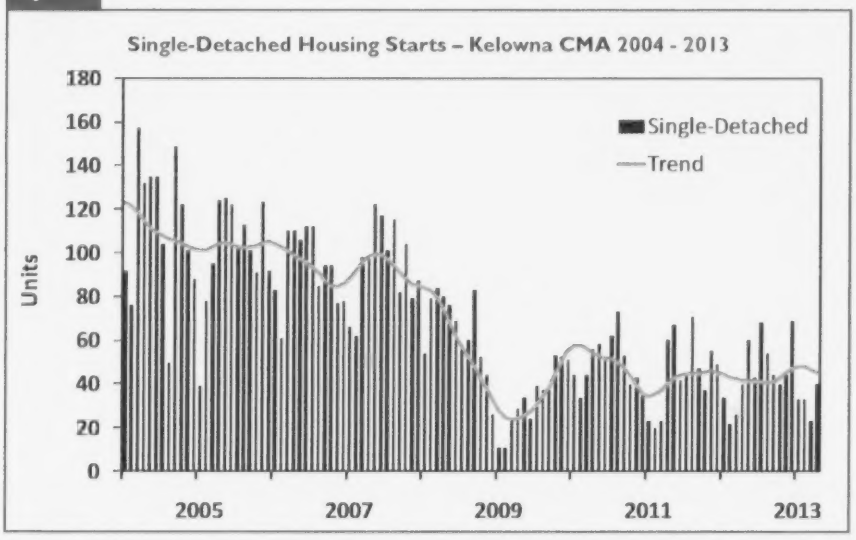
Date Released: May 2013

New Home Construction

The Kelowna Census Metropolitan Area (CMA) recorded 70 housing starts in April 2013 compared to 66 housing starts in April 2012.

Single-detached homes and lower density multiple-family housing including townhouses and semi-detached homes have remained the focus of new home demand in 2013. Both single-detached and multiple-family starts have edged higher compared to the same four month period in 2012. Declining inventories of new, completed and unsold single-detached and multiple-family units have contributed to slightly higher levels of new home construction this year than in 2012.

Figure 1



Source: CMHC

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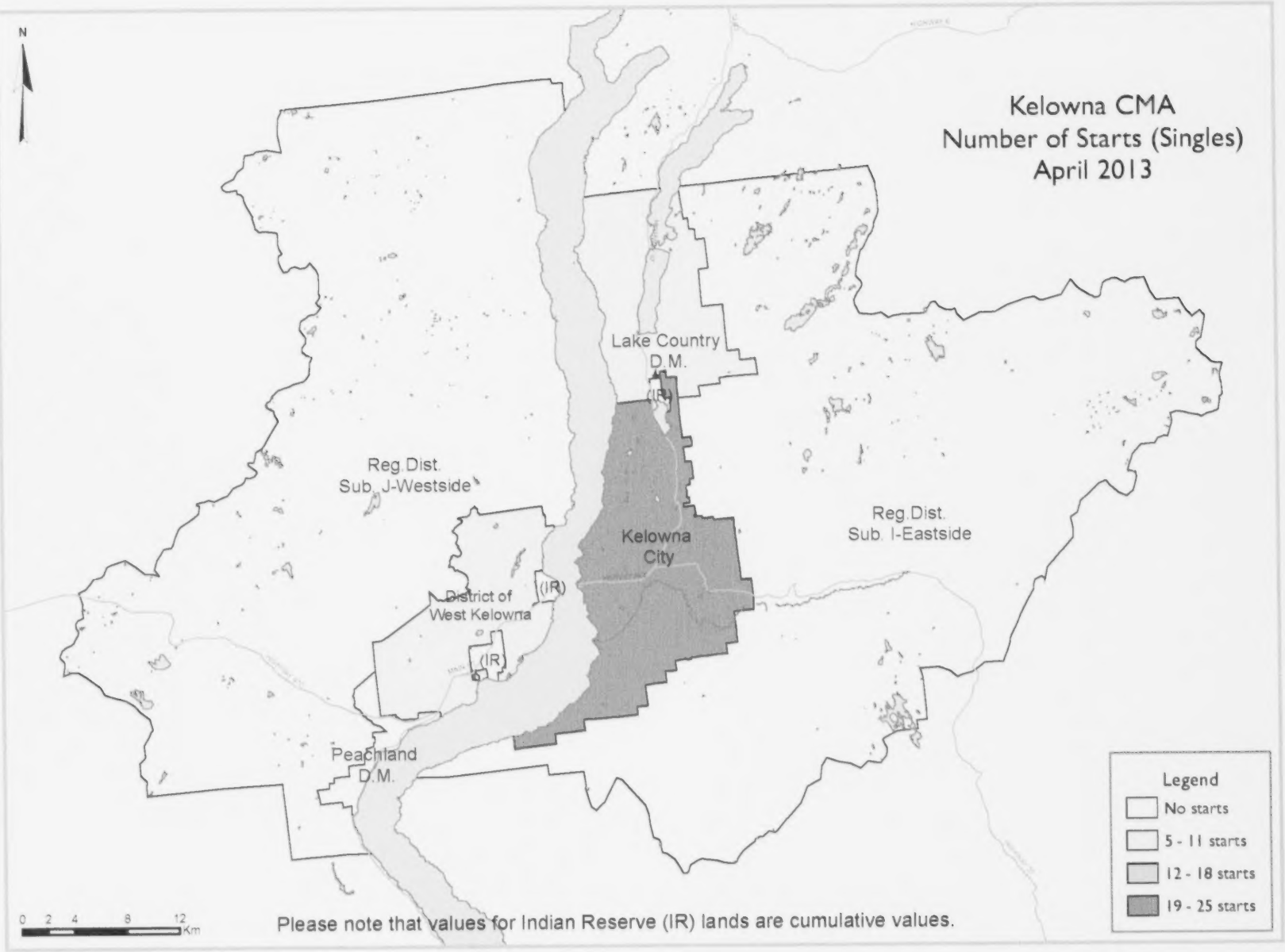
Kelowna CMA
Number of Starts (Singles)
April 2013
N
Lake Country
D.M.
(IR)
Reg.Dist.
Sub. J-Westside
Kelowna
City
Reg.Dist.
Sub. I-Eastside
District of
West Kelowna
(IR)
(IR)
Peachland
D.M.
Legend
No starts
5 - 11 starts
12 - 18 starts
19 - 25 starts
0 2 4 8 12
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kelowna CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	38	6	0	0	18	0	2	6	70
April 2012	38	0	7	0	15	0	2	4	66
% Change	0.0	n/a	-100.0	n/a	20.0	n/a	0.0	50.0	6.1
Year-to-date 2013	122	30	0	0	39	0	7	8	206
Year-to-date 2012	118	8	7	0	43	0	4	6	186
% Change	3.4	**	-100.0	n/a	-9.3	n/a	75.0	33.3	10.8
UNDER CONSTRUCTION									
April 2013	365	86	0	0	148	268	13	25	905
April 2012	355	57	7	0	122	311	23	66	941
% Change	2.8	50.9	-100.0	n/a	21.3	-13.8	-43.5	-62.1	-3.8
COMPLETIONS									
April 2013	39	2	0	0	0	0	3	1	45
April 2012	37	0	0	0	10	0	4	2	53
% Change	5.4	n/a	n/a	n/a	-100.0	n/a	-25.0	-50.0	-15.1
Year-to-date 2013	163	4	0	0	33	0	16	12	228
Year-to-date 2012	176	16	6	0	18	6	29	37	288
% Change	-7.4	-75.0	-100.0	n/a	83.3	-100.0	-44.8	-67.6	-20.8
COMPLETED & NOT ABSORBED									
April 2013	94	22	0	0	43	62	n/a	n/a	221
April 2012	122	22	0	1	85	228	n/a	n/a	458
% Change	-23.0	0.0	n/a	-100.0	-49.4	-72.8	n/a	n/a	-51.7
ABSORBED									
April 2013	45	2	0	0	8	2	n/a	n/a	57
April 2012	36	0	0	0	9	2	n/a	n/a	47
% Change	25.0	n/a	n/a	n/a	-11.1	0.0	n/a	n/a	21.3
Year-to-date 2013	175	6	0	0	41	15	n/a	n/a	237
Year-to-date 2012	180	14	6	0	23	35	n/a	n/a	258
% Change	-2.8	-57.1	-100.0	n/a	78.3	-57.1	n/a	n/a	-8.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
April 2013	23	6	0	0	18	0	2	4	53
April 2012	18	0	7	0	7	0	2	3	37
Lake Country D.M.									
April 2013	5	0	0	0	0	0	0	2	7
April 2012	7	0	0	0	0	0	0	1	8
District of West Kelowna									
April 2013	10	0	0	0	0	0	0	0	10
April 2012	10	0	0	0	8	0	0	0	18
Peachland D.M.									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Indian Reserves									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	2	0	0	0	0	0	0	0	2
Kelowna CMA									
April 2013	38	6	0	0	18	0	2	6	70
April 2012	38	0	7	0	15	0	2	4	66

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Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
April 2013	172	36	0	0	97	268	12	19	604
April 2012	162	15	7	0	79	311	23	62	659
Lake Country D.M.									
April 2013	41	8	0	0	0	0	1	6	56
April 2012	47	10	0	0	0	0	0	4	61
District of West Kelowna									
April 2013	75	10	0	0	22	0	0	0	107
April 2012	65	6	0	0	22	0	0	0	93
Peachland D.M.									
April 2013	14	0	0	0	8	0	0	0	22
April 2012	19	0	0	0	0	0	0	0	19
Reg. Dist. Sub. J - Westside									
April 2013	15	0	0	0	0	0	0	0	15
April 2012	20	0	0	0	0	0	0	0	20
Reg. Dist. Sub. I - Eastside									
April 2013	4	8	0	0	0	0	0	0	12
April 2012	10	8	0	0	0	0	0	0	18
Indian Reserves									
April 2013	44	24	0	0	21	0	0	0	89
April 2012	32	18	0	0	21	0	0	0	71
Kelowna CMA									
April 2013	365	86	0	0	148	268	13	25	905
April 2012	355	57	7	0	122	311	23	66	941

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Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
April 2013	22	0	0	0	0	0	3	0	25
April 2012	23	0	0	0	6	0	4	1	34
Lake Country D.M.									
April 2013	6	0	0	0	0	0	0	1	7
April 2012	2	0	0	0	4	0	0	1	7
District of West Kelowna									
April 2013	6	2	0	0	0	0	0	0	8
April 2012	6	0	0	0	0	0	0	0	6
Peachland D.M.									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Indian Reserves									
April 2013	2	0	0	0	0	0	0	0	2
April 2012	5	0	0	0	0	0	0	0	5
Kelowna CMA									
April 2013	39	2	0	0	0	0	3	1	45
April 2012	37	0	0	0	10	0	4	2	53

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kelowna City									
April 2013	52	9	0	0	35	54	n/a	n/a	150
April 2012	64	7	0	1	56	171	n/a	n/a	299
Lake Country D.M.									
April 2013	6	3	0	0	7	5	n/a	n/a	21
April 2012	13	12	0	0	11	6	n/a	n/a	42
District of West Kelowna									
April 2013	26	4	0	0	0	3	n/a	n/a	33
April 2012	32	3	0	0	10	51	n/a	n/a	96
Peachland D.M.									
April 2013	1	2	0	0	0	0	n/a	n/a	3
April 2012	1	0	0	0	3	0	n/a	n/a	4
Reg. Dist. Sub. J - Westside									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	1	0	0	0	0	0	n/a	n/a	1
Reg. Dist. Sub. I - Eastside									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Indian Reserves									
April 2013	9	4	0	0	1	0	n/a	n/a	14
April 2012	11	0	0	0	5	0	n/a	n/a	16
Kelowna CMA									
April 2013	94	22	0	0	43	62	n/a	n/a	221
April 2012	122	22	0	1	85	228	n/a	n/a	458

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kelowna City									
April 2013	20	0	0	0	8	2	n/a	n/a	30
April 2012	23	0	0	0	5	2	n/a	n/a	30
Lake Country D.M.									
April 2013	7	0	0	0	0	0	n/a	n/a	7
April 2012	3	0	0	0	1	0	n/a	n/a	4
District of West Kelowna									
April 2013	10	2	0	0	0	0	n/a	n/a	12
April 2012	5	0	0	0	1	0	n/a	n/a	6
Peachland D.M.									
April 2013	4	0	0	0	0	0	n/a	n/a	4
April 2012	1	0	0	0	2	0	n/a	n/a	3
Reg. Dist. Sub. J - Westside									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Reg. Dist. Sub. I - Eastside									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	0	0	0	0	n/a	n/a	0
Indian Reserves									
April 2013	4	0	0	0	0	0	n/a	n/a	4
April 2012	4	0	0	0	0	0	n/a	n/a	4
Kelowna CMA									
April 2013	45	2	0	0	8	2	n/a	n/a	57
April 2012	36	0	0	0	9	2	n/a	n/a	47

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Black Mountain	2	2	2	0	0	0	0	0	4	2	100.0
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	6	9	2	0	0	7	1	3	9	19	-52.6
Kelowna Core Area	1	2	0	0	0	0	0	0	1	2	-50.0
Lake Country	2	1	4	0	0	7	2	0	8	8	0.0
Lakeview Heights	5	7	0	0	0	0	2	1	7	8	-12.5
Lower Mission	3	0	0	0	0	0	0	0	3	0	n/a
North Glenmore	1	1	0	0	12	0	0	0	13	1	**
Peachland	0	1	0	0	0	0	0	0	0	1	-100.0
Rutland	3	1	0	0	4	0	1	0	8	1	**
Southeast Kelowna	0	0	0	0	0	0	0	0	0	0	n/a
Shannon Lake	4	5	0	0	0	0	0	0	4	5	-20.0
Upper Mission	10	4	0	0	0	0	0	0	10	4	150.0
Westbank	0	1	0	0	0	5	0	0	0	6	-100.0
West Kelowna	3	3	0	0	0	3	0	0	3	6	-50.0
Westside	0	0	0	0	0	0	0	0	0	0	n/a
Indian Reserves	0	2	0	0	0	0	0	0	0	2	-100.0
Kelowna CMA	40	40	8	0	16	22	6	4	70	66	6.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Black Mountain	2	5	2	0	0	0	0	0	4	5	-20.0
Ellison/Joe Rich	3	1	0	0	0	0	0	0	3	1	200.0
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	10	19	6	2	4	30	1	3	21	54	-61.1
Kelowna Core Area	7	5	4	0	0	0	1	0	12	5	140.0
Lake Country	5	4	4	0	13	7	2	1	24	12	100.0
Lakeview Heights	10	20	4	2	0	0	3	2	17	24	-29.2
Lower Mission	10	4	0	0	0	0	0	0	10	4	150.0
North Glenmore	5	4	4	0	12	0	0	0	21	4	**
Peachland	1	6	0	0	4	0	0	0	5	6	-16.7
Rutland	4	2	2	2	4	0	1	0	11	4	175.0
Southeast Kelowna	4	1	0	0	0	0	0	0	4	1	**
Shannon Lake	6	9	0	2	0	5	0	0	6	16	-62.5
Upper Mission	27	22	0	0	0	0	0	0	27	22	22.7
Westbank	3	1	0	0	0	5	0	0	3	6	-50.0
West Kelowna	11	5	2	0	0	3	0	0	13	8	62.5
Westside	8	2	0	0	0	0	0	0	8	2	**
Indian Reserves	13	11	4	0	0	0	0	0	17	11	54.5
Kelowna CMA	129	122	32	8	37	50	8	6	206	186	10.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Black Mountain	6	1	0	0	0	0	0	0	6	1	**
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	6	4	0	0	0	0	0	0	6	4	50.0
Kelowna Core Area	3	2	0	0	0	0	0	1	3	3	0.0
Lake Country	2	9	0	0	0	6	0	0	2	15	-86.7
Lakeview Heights	6	2	0	0	0	4	1	1	7	7	0.0
Lower Mission	1	3	0	0	0	0	0	0	1	3	-66.7
North Glenmore	1	3	0	0	0	0	0	0	1	3	-66.7
Peachland	3	1	0	0	0	0	0	0	3	1	200.0
Rutland	0	2	0	0	0	0	0	0	0	2	-100.0
Southeast Kelowna	2	0	0	0	0	0	0	0	2	0	n/a
Shannon Lake	2	3	2	0	0	0	0	0	4	3	33.3
Upper Mission	5	6	0	0	0	0	0	0	5	6	-16.7
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	3	0	0	0	0	0	0	0	3	0	n/a
Westside	0	0	0	0	0	0	0	0	0	0	n/a
Indian Reserves	2	5	0	0	0	0	0	0	2	5	-60.0
Kelowna CMA	42	41	2	0	0	10	1	2	45	53	-15.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Black Mountain	17	8	0	0	4	0	0	0	21	8	162.5
Ellison/Joe Rich	3	1	0	0	0	0	0	0	3	1	200.0
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	12	27	0	0	14	8	0	0	26	35	-25.7
Kelowna Core Area	9	8	0	2	0	0	4	33	13	43	-69.8
Lake Country	8	20	2	0	7	6	0	6	17	32	-46.9
Lakeview Heights	20	15	0	8	0	4	7	4	27	31	-12.9
Lower Mission	8	9	0	0	0	0	0	0	8	9	-11.1
North Glenmore	12	4	0	0	0	6	0	0	12	10	20.0
Peachland	7	4	0	0	0	0	0	0	7	4	75.0
Rutland	8	7	0	2	0	12	1	0	9	21	-57.1
Southeast Kelowna	9	10	0	0	0	0	0	0	9	10	-10.0
Shannon Lake	8	11	2	0	0	0	0	0	10	11	-9.1
Upper Mission	25	33	0	0	8	0	0	0	33	33	0.0
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	11	9	0	0	0	0	0	0	11	9	22.2
Westside	12	0	0	0	0	0	0	0	12	0	n/a
Indian Reserves	10	26	0	4	0	0	0	0	10	30	-66.7
Kelowna CMA	179	193	4	16	33	36	12	43	228	288	-20.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
April 2013	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
April 2012	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	2	14.3	5	35.7	5	35.7	2	14.3	14	652,465	670,274
Year-to-date 2012	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	--	--
Ellison/Joe Rich													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Glenrosa													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Glenmore													
April 2013	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	795,000	996,249
Year-to-date 2012	0	0.0	2	7.1	4	14.3	8	28.6	14	50.0	28	759,450	957,008
Kelowna Core Area													
April 2013	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
April 2012	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	5	62.5	1	12.5	1	12.5	1	12.5	8	--	--
Year-to-date 2012	0	0.0	4	50.0	1	12.5	2	25.0	1	12.5	8	--	--
Lake Country													
April 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2012	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
Year-to-date 2013	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	0	0.0	5	38.5	4	30.8	3	23.1	1	7.7	13	535,000	734,905
Lakeview Heights													
April 2013	4	57.1	1	14.3	0	0.0	2	28.6	0	0.0	7	--	--
April 2012	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2013	4	20.0	5	25.0	5	25.0	4	20.0	2	10.0	20	503,895	554,826
Year-to-date 2012	0	0.0	6	35.3	4	23.5	2	11.8	5	29.4	17	569,000	815,501
Lower Mission													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	1	12.5	0	0.0	1	12.5	6	75.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
North Glenmore													
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
April 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	781,351	1,237,003
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
April 2013	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	1	12.5	1	12.5	0	0.0	1	12.5	5	62.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Rutland													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	0	0.0	4	57.1	2	28.6	1	14.3	0	0.0	7	--	--
Southeast Kelowna													
April 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Shannon Lake													
April 2013	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	--	--
April 2012	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	10	71.4	3	21.4	1	7.1	0	0.0	14	470,425	493,654
Year-to-date 2012	0	0.0	3	30.0	5	50.0	2	20.0	0	0.0	10	551,547	550,307
Upper Mission													
April 2013	2	40.0	1	20.0	0	0.0	0	0.0	2	40.0	5	--	--
April 2012	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2013	4	13.8	5	17.2	6	20.7	3	10.3	11	37.9	29	588,500	847,140
Year-to-date 2012	0	0.0	9	25.7	6	17.1	7	20.0	13	37.1	35	649,000	756,337
Westbank													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
West Kelowna													
April 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	6	54.5	2	18.2	0	0.0	3	27.3	11	499,000	842,619
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Westside													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	8	61.5	1	7.7	2	15.4	0	0.0	2	15.4	13	387,450	746,585
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Indian Reserves													
April 2013	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2012	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	6	66.7	1	11.1	0	0.0	1	11.1	1	11.1	9	--	--
Year-to-date 2012	11	57.9	2	10.5	3	15.8	3	15.8	0	0.0	19	392,900	410,042

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kelowna CMA													
April 2013	10	22.2	13	28.9	7	15.6	8	17.8	7	15.6	45	499,000	598,174
April 2012	3	8.3	5	13.9	9	25.0	9	25.0	10	27.8	36	614,172	818,593
Year-to-date 2013	25	14.4	42	24.1	30	17.2	24	13.8	53	30.5	174	570,066	797,336
Year-to-date 2012	11	6.1	38	21.1	35	19.4	35	19.4	61	33.9	180	616,125	802,386

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Black Mountain	--	--	n/a	670,274	--	n/a
Ellison/Joe Rich	--	--	n/a	--	--	n/a
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	996,249	957,008	4.1
Kelowna Core Area	--	--	n/a	--	--	n/a
Lake Country	--	--	n/a	--	734,905	n/a
Lakeview Heights	--	--	n/a	554,826	815,501	-32.0
Lower Mission	--	--	n/a	--	--	n/a
North Glenmore	--	--	n/a	1,237,003	--	n/a
Peachland	--	--	n/a	--	--	n/a
Rutland	--	--	n/a	--	--	n/a
Southeast Kelowna	--	--	n/a	--	--	n/a
Shannon Lake	--	--	n/a	493,654	550,307	-10.3
Upper Mission	--	--	n/a	847,140	756,337	12.0
Westbank	--	--	n/a	--	--	n/a
West Kelowna	--	--	n/a	842,619	--	n/a
Westside	--	--	n/a	746,585	--	n/a
Indian Reserves	--	--	n/a	--	410,042	n/a
Kelowna CMA	598,174	--	n/a	797,336	802,386	-0.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kelowna
April 2013

		Single Detached				Townhouse				Apartment Condo			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2012	January	113	1,548	7	419,446	17	269	6	376,076	36	692	5	274,358
	February	147	1,694	9	454,677	33	292	11	339,149	51	748	7	205,851
	March	179	1,812	10	502,136	29	332	9	320,791	72	789	9	232,472
	April	199	1,999	10	504,629	28	350	8	328,940	61	823	7	224,735
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
2013	January	121	1,523	8	476,191	17	245	7	280,891	29	571	5	249,681
	February	121	1,619	7	427,862	19	253	8	320,649	32	617	5	213,734
	March	173	1,750	10	439,676	32	262	12	303,256	52	643	8	244,665
	April	239	1,997	12	473,945	29	266	11	321,902	52	713	7	215,264
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
	YTD 2012	638	1,763	9	477,333	107	311	9	337,369	220	763	7	231,009
	YTD 2013	654	1,722	9	456,754	97	257	9	308,318	165	636	6	230,282
	% Change	2.5	-2.0	0.0	-4.0	-9.0	-17.0	0.0	-9.0	-25.0	-17.0	-14.0	-0.3

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the OMREB. Townhouse and apartment data does not include Big White.

Source: Okanagan Mainline Real Estate Board (OMREB)

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	93.2	8.6	68.1	851
	February	595	3.20	5.24	96.9	117.2	94.2	8.0	68.3	856
	March	595	3.20	5.24	96.7	117.9	92.2	8.4	67.1	857
	April	607	3.20	5.44	96.7	118.2	91.5	8.6	66.7	854
	May	601	3.20	5.34	96.7	118.6	91.1	9.0	66.7	846
	June	595	3.20	5.24	96.8	118.2	92.9	7.2	66.7	844
	July	595	3.10	5.24	96.8	117.9	94.0	6.0	66.6	845
	August	595	3.10	5.24	96.8	118.1	95.2	4.2	66.2	850
	September	595	3.10	5.24	96.7	118.1	93.9	5.3	66.0	852
	October	595	3.10	5.24	96.8	118.0	94.3	6.0	66.7	858
	November	595	3.10	5.24	96.4	117.6	92.3	7.7	66.6	861
	December	595	3.00	5.24	96.1	117.0	92.9	7.4	66.8	864
2013	January	595	3.00	5.24	96.1	117.1	91.4	6.4	65.0	869
	February	595	3.00	5.24	96.1	118.3	90.4	6.6	64.4	875
	March	590	3.00	5.14	96.0	118.5	88.7	6.5	63.1	875
	April	590	3.00	5.14		117.2	87.0	7.1	62.3	874
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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